

VII. GENERAL STANDARDS FOR MOBILE AND MANUFACTURED HOME PARKS

A. Overview

1. Mobile and manufactured home parks (See definition for "mobile home park" in Appendix A) created by rent, lease, or other conveyance (except recreational vehicle parks) shall comply with the following provisions of the Design and Improvement Standards in these regulations. Placement of two or more mobile or manufactured homes on a parcel with an existing residential or non-residential use constitutes a mobile or manufactured home park. Such subdivisions shall also comply with all applicable rules and regulations of the Montana Department of Environmental Quality (DEQ) and the Department of Public Health and Human Services (DPHHS). These provisions also supplement applicable standards for major and minor subdivisions covered in chapters III and IV of these regulations.
2. The governing body may require provision of:
 - a. Storage facilities on the mobile home or manufactured home park or in compounds located within a reasonable distance;
 - b. A central area for storage of boats, trailers, or other recreational vehicles;
 - c. Landscaping to serve as a buffer between the development and adjacent properties; and/or
 - d. Street lighting.
3. The governing body shall waive parkland dedication and cash donation requirements for a subdivision created by rent or lease where the subdivider agrees to develop an area of the development as park or playground in accordance with the requirements in these regulations. These areas shall be located to conveniently serve residents of the entire development. Recreation areas may include space for community recreation buildings and facilities.
4. Each mobile home shall be skirted with fire retardant materials within thirty calendar days after it is moved on to a mobile home space. The skirting shall be attached to the dwelling.
5. Any retail uses intended specifically for the convenience and

service of the residents of the mobile home park shall be designed and located in such a manner to discourage use by nonresidents of the mobile home park.

6. One (1)-guest parking space for each ten (10) mobile home spaces shall be provided. Group parking is allowed.
7. Mobile home parks or trailer courts are required to be licensed by the Montana Department of Public Health and Human Services (DPHHS) prior to the governing body granting final approval of the subdivision.
8. The subdivider shall install all required improvements before renting or leasing any portion of the subdivision. The governing body or its agent will inspect improvements in order to assure conformance with the approved construction plans and specifications.

B. Streets

1. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home space.
2. Streets shall be designed to permit safe placement and removal of mobile home units.
3. The subdivider shall not be required to reserve right-of-way in excess of the roadway width.
4. Roadways in a mobile home park shall not be dedicated to public.
5. Streets and roads in mobile home parks shall be constructed to the appropriate County design standards for local and collector roads and streets except in regard to right-of-way width. (See 3 above.)
6. Entrances to mobile home developments shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. No parking shall be permitted on the entrance street for a distance of 100 feet from its point of beginning.
7. Mobile home parks may utilize the planned unit development provisions in these regulations to allow the developer greater design creativity and flexibility.

C. The Manufactured/Mobile Home Space

1. Mobile home spaces shall be arranged to permit the practical placement and removal of mobile homes.
2. All mobile homes shall be located at least twenty-five (25) feet from any property boundary line abutting upon a public street or highway right-of-way, and at least fifteen (15) feet from other boundary lines of the park.
3. The mobile home stand must be located at least ten (10) feet from the street that serves it.
4. The limits of each mobile home spaces shall be clearly marked on the ground by permanent flush stakes, markers or other suitable means. Location of space limits on the ground shall be approximately the same as shown on the accepted plans. The degree of accuracy obtainable by working with a scale on the plan and then a tape on the ground is acceptable. Precise engineering of space limits is not required either on the plans or on the ground.
5. The size of the mobile home stand shall be suitable for the general market to be served and shall fit the dimensions of mobile homes anticipated.
6. The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home.
7. A mobile home stand may not occupy more than one-third (1/3) of the area of its space. The total area occupied by a mobile home and its roofed accessory buildings and structures may not exceed two-thirds (2/3) of the area of a space.
8. No mobile home or its attached structures, such as awnings or carports, may be located within twenty (20) feet of any other mobile home or its attached structures.
9. No detached structure, such as a storage shed, may be located within six (6) feet of any mobile home or its attached structures.
10. A minimum of two (2) off-street parking spaces shall be provided for each mobile home space. Parking may be in tandem. The driveway shall be located to allow for convenient access to the mobile home. The minimum driveway width shall be ten (10) feet.

D. Water Supply

All water supply systems shall meet or exceed the minimum water quality and design standards of the Montana DEQ and DPHHS. Water supply systems shall be subject to approval by the governing body, and be in accordance with the fire protection standards in these regulations.

E. Sewage Disposal

All sewage disposal systems shall meet or exceed the minimum standards of the Montana DEQ and DPHHS. Sewage disposal systems shall be subject to approval by the governing body.

F. Solid Waste

The manufactured/mobile home park developer shall assure that facilities for collection and disposal of solid waste are available and meet the regulations and minimum standards of the Montana DEQ and DPHHS. The means for solid waste collection and disposal shall be subject to approval by the governing body.

G. Electrical Systems

Electrical system installation within a manufactured/mobile home park shall be designed and constructed in accordance with the applicable State codes.

H. Gas Systems

Gas equipment and installations within a manufactured/mobile home park shall be designed and constructed in accordance with the applicable State codes.

1. A readily accessible and identified shutoff valve controlling the flow of gas to the entire gas piping system shall be installed near to the point of connection to the service piping or supply connection of the liquefied petroleum gas container.
2. Each manufactured/mobile home space shall have an accessible, listed gas shutoff valve installed. Such valve shall not be located under a mobile home. Whenever the mobile home space outlet is not in use, the shutoff valve shall be plugged to prevent accidental discharge.

I. Fire Protection

Mobile homes must comply with the fire protection standards in these regulations (see Appendix K.).